

COUNCIL ACTION FORM

SUBJECT: CONSTRUCTION OF NEW WATER TREATMENT PLANT – CONTRACT 2

BACKGROUND:

Construction of the new water plant will be performed under two separate construction contracts. Contract 1 includes the interconnecting piping between the old and new treatment plant locations, and Contract 2 includes construction of the actual treatment facilities. Contract 1 will be bid later in 2014. On August 12, 2014, Council approved plans and specifications and issued a Notice to Bidders for Contract 2 to construct the new 15 million gallon per day (MGD) water treatment plant.

The base bid included construction of the treatment facility. Bid Alternate A proposed to use painted carbon steel instead of the specified stainless steel for the Solids Contact Units (SCU). Bid Alternate B was to provide an alternate carbon dioxide feed system.

On September 24, 2014, project bids were opened. Four bids were received and are summarized below:

Contractor	Base Bid – Lump Sum Bid Price	Alternate A – Deduct for carbon steel material for SCU	Alternate B – Add/Deduct to furnish and install BlueInGreen Carbon Dioxide system
Knutson Construction Services, Inc.	\$52,497,000	Deduct: \$137,000	Add: \$33,000
Williams Brothers Construction, Inc.	\$54,200,000	Deduct: \$150,000	Add: \$50,000
Engineer’s Estimate	\$55,564,000	--	--
Gridor Construction, Inc.	\$62,180,000	Deduct: \$1,000	Add: \$20,000
MWH Contractors, Inc.	\$63,408,288	Deduct: \$88,474	Add: \$176,000

Alternate A: During the design process, staff performed a life-cycle cost analysis for constructing the Solids Contact Units (SCU’s) out of painted carbon steel versus unpainted stainless steel. The capital cost of the stainless steel option was believed to be approximately \$1,000,000 higher; but over the next 50 years would result in a savings of \$1,700,000 (or a net savings of \$700,000) from not needing to repaint the units every 15-20 years. Staff chose to include the higher cost stainless steel option in the base bid, but wanted to obtain firm pricing on the carbon steel option to ensure the anticipated life cycle savings would be realized. The actual bid deductions offered by all four bidders were substantially less than anticipated; meaning the life cycle cost savings

from using stainless steel SCU's is even greater than staff had projected. Based on that analysis, **it is recommended that Bid Alternate A be rejected.**

Alternate B: The preliminary bid package included just one manufacturer for the carbon dioxide feed system. At the onset of the bidding phase, staff and the City's consultants became concerned about the cost of that system, based on the final non-binding quotation provided by the manufacturer. Staff went back and re-evaluated another manufacturer whose system had been previously rejected due to having a very small installation history. Staff visited a facility that had recently installed this second system and determined that, while less desirable than the base bid system, the second system could be acceptable if there was an adequate cost deduction available for that system. An addendum to the bid package was issued that allowed the second system to be proposed as an alternate. Staff and the City's consultant were anticipating a cost deduction of approximately \$50,000. When the bids were opened, however, all of the bidders actually proposed an increased cost for the alternate system. Since the system included in the base bid was the system preferred by staff, and since it would actually cost more to select the alternate system, **it is recommended that Bid Alternate B be rejected.**

After reviewing the bids, staff recommends award of the base bid to Knutson Construction Services in the amount of \$52,497,000. Since the engineer's Opinion of Probable Construction Cost for Contract 2 was \$55,564,000, Knutson Construction's bid is \$3,067,000 below the engineer's estimate.

Funding for the project will be through a low-interest loan from the Drinking Water State Revolving Fund, with repayment of the loan coming from users fees generated from the City's Water rates. As a result, the Iowa Department of Natural Resources must "concur" with the contract award. The project also has been awarded a loan forgiveness of approximately \$6,224,000 for constructing the facility to a LEED certified standard.

Substantial completion on the project is expected in the summer of 2017.

ALTERNATIVES:

1. Award the base bid contract for construction of the City's new water treatment plant to Knutson Construction Services, Inc. of Minneapolis, MN in the amount of \$52,497,000.
2. Direct staff to accept one of the other bids received. Justification for accepting another bid must be provided to the Iowa DNR in order to obtain their concurrence and preserve the SRF funding for the project.
3. Reject all bids.

MANAGER'S RECOMMENDED ACTION:

Expansion of the treatment capacity of the City's Water Plant first appeared in the 2007-2012 Capital Improvements Plan. This is a project that is exceptionally important for the long-term vitality of the Ames community, both in terms of increasing the capability of the utility to meet growing demands, as well as to improve the redundancy and reliability of the treatment process.

The lowest responsive, responsible bid was received from Knutson Construction Services in an amount that was \$3,067,000 (5.5%) below the Engineer's estimate. Staff and the City's consultants have reviewed the qualifications of Knutson Construction and are comfortable that they have the expertise and capability to perform the work.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding the base bid contract to Knutson Construction Services, Inc. of Minneapolis, MN in the amount of \$52,497,000.

October 8, 2014

Mayor & City Council

City of Ames

City Hall

515 Clark Avenue

Ames, IA 50010

RE: Ames Water Treatment Plant – Contract 2
FOX P.N. 3338-12A.700

Dear Mayor and City Council

The City of Ames received bids on September 24, 2014 for the Water Treatment Plant – Contract 2 project. The project consists of two new buildings, one for housing the new water treatment processes, maintenance, and administration facilities. The second building is for temporary storage and lime sludge pumping to the existing lime ponds. Other improvements include emergency standby power and substantial site work.

The City received four (4) bids on the project. The Engineer's opinion of probable construction cost was \$55,564,000. The bids ranged from a high of \$63,408,288.00 to a low bid of \$52,497,000.00. A Bid Tabulation Summary is enclosed for your reference.

Knutson Construction Services, Inc. of Minneapolis, MN submitted the low bid of \$52,497,000.00. The low bid is \$3,103,000 below the Engineer's Opinion (5.6% below the Engineer's Opinion). One other bid was received that was just \$1.7 million higher (3%) than Knutson. Knutson's bid also included a deduct of \$137,000.00 for Alternate A – Deduct for Carbon Steel Material for SCU Equipment and an add of \$33,000.00 for Alternate B - Furnishing and Installing a BlueInGreen Carbon Dioxide System.

The consideration of these Alternates between the four bids does not change the apparent low bidder. In addition, FOX Engineering does not recommend accepting these alternates. The savings from Alternate A today would be lost to an increase in future maintenance costs. The Base Bid equipment is preferred to that proposed in Alternate B.

Knutson Construction has reviewed their Bid and found no errors or omissions in their proposal. We also discussed their current project work load and they have availability to complete this work. They anticipate starting work as soon as practical (perhaps mid-to-late November).

A detailed questionnaire was presented to the Contractor for completion. From this, we believe Knutson Construction has a practical knowledge of the work, adequate equipment, necessary supervisory personnel and financial resources to complete the work. Recent projects of similar size

to Ames include a wastewater plant expansion in St. Cloud, MN in 2010. The proposed superintendent was involved with the Iowa City Water Treatment Plan constructed about 10 years ago.

Therefore, FOX recommends that the Water Treatment Plant – Contract 2 project be awarded to Knutson Construction Services, Inc. for their Total Bid of \$52,497,000.00. We believe this represents the lowest responsive, responsible bid for the project. Prior to the City of Ames approving the contract, the City's insurance counsel should review the contractor's insurance certificates and performance and maintenance bonds for conformance with the City of Ames' requirements.

Please contact us with any questions or comments regarding this recommendation.

Sincerely,



Lance Aldrich, P.E.
Principal

Enclosures: Bid Tab

*CC: John Lewis
Knutson Construction Services, Inc.
7515 Wayzata Blvd
Minneapolis, MN 55426*

CITY OF AMES, IOWA	5% Bid Bond	Contractor's Iowa Registration No.	Bidder Status Form	Addenda 1, 2, & 3	Lump Sum Bid Price for Base Bid:	ALTERNATE A - Deduct for Carbon Steel Material for SCU Equipment:	ALTERNATE B - Add/Deduct for Furnishing and installing a BlueInGreen Carbon Dioxide System:	Ajustment Bid Price No. 1 for Subgrade Stabilization:	Ajustment Bid Price No. 2 for Maintenance and Restoration of Lime Pond Access Road:
Mike Adair, Procurement Specialist II Ph: 515-239-5125 * Fax: 515-239-5325									
BID NO. 2014-120									
Ames Water Treatment Plant Contract 2									
BIDDERS									
Knutson Construction Services, Inc.	Yes	Yes	Yes	Yes	\$52,497,000.00	\$137,000.00	Add: \$33,000.00	\$37.00	\$25.00
Williams Brothers Construction Inc.	Yes	Yes	Yes	Yes	\$54,200,000.00	\$150,000.00	Add: \$50,000.00	\$40.00	\$40.00
Gridor Construction, Inc.	Yes	Yes	Yes	Yes	\$62,180,000.00	\$1,000.00	Add: \$20,000.00	\$42.00	\$24.00
MWH Contractors, Inc.	Yes	Yes	Yes	Yes	\$63,408,288.00	\$88,474.00	Add: \$176,000.00	\$37.00	\$25.00

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR FURNISHING 69KV SF6 CIRCUIT BREAKERS

BACKGROUND:

On August 26, 2014, City Council approved preliminary plans and specifications for furnishing 69 kV SF6 Circuit Breakers. Bid documents were issued to seven firms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. It was also sent to one planroom.

On September 25, 2014, two bids were received as shown on the attached report. Staff has reviewed the bids and concluded that the apparent low bid (including Base and Option bids) submitted by Alstom Grid, Inc., Charleroi, PA, in the amount of \$166,169.40 is acceptable.

The Engineer's estimate of the cost for four circuit breakers is \$200,000. Funding is available from the FY 2014/15 maintenance account for Minor Substation Improvements.

ALTERNATIVES:

1. Award a contract to Alstom Grid, Inc., Charleroi, PA, to furnish four 69kV SF6 Circuit Breakers in the amount of \$166,169.40 (inclusive of Iowa sales tax).
2. Award a contract to the other bidder.
3. Reject all bids and delay the purchase of the circuit breakers.

MANAGER'S RECOMMENDED ACTION:

The purchase of this equipment is necessary to replace antiquated three-tank oil circuit breakers. Replacement parts for these circuit breakers are becoming more difficult to procure and repair work more costly to perform. The replacement of these breakers will reduce the risk of oil leakage should the circuit breaker fail. They will also improve the reliability and speed of response of the protection schemes on this portion of the electric transmission system.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.



**INVITATION TO BID NO. 2015-037 FURNISHING 69KV SF6
CIRCUIT BREAKERS**

BIDDER:	Alstom Grid, Inc., Charleroi, PA			Mitsubishi Electric Warrendale, PA		
BASE:						
DESCRIPTION	QTY	UNIT PRICE	TOTAL	QTY	UNIT PRICE	TOTAL
69kV SF6 Circuit Breakers	3	\$38,105.00	\$114,315.00	3	\$52,175.00	\$156,525.00
Subtotal:		\$114,315.00			\$156,525.00	
Sales or Use Tax (7%):		\$8,002.05			\$10,956.75	
Non-Taxable Freight		\$2,310.00			\$1,650.00	
Total Base Bid:		\$124,627.05			\$169,131.75	
OPTION:						
DESCRIPTION	QTY	UNIT PRICE	TOTAL	QTY	UNIT PRICE	TOTAL
69kV SF6 Circuit Breakers	1	\$38,105.00	\$38,105.00	1	\$52,175.00	\$52,175.00
Subtotal:		\$38,105.00			\$52,175.00	
Sales or Use Tax (7%):		\$2,667.35			\$3,652.25	
Non-Taxable Freight		\$770.00			\$550.00	
Total Option Bid:		\$41,542.35			\$56,377.25	
OVERALL:		\$166,169.40			\$225,509.00	

COUNCIL ACTION FORM

SUBJECT: POWER PLANT UNIT #7 AND #8 FUEL CONVERSION – NATURAL GAS CONVERSION EQUIPMENT

BACKGROUND:

On July 8, 2014, City Council approved preliminary plans and specifications for the Natural Gas Conversion Equipment, including burners, igniters, scanners, thermal analysis and computer modeling.

This project is required to meet future Environmental Protection Agency (EPA) air quality requirements for electric generating power plants. In recent years the electric utility industry, and particularly utilities with fossil-fueled generation resources, has been challenged by the introduction of several major environmental regulations promulgated by the EPA. At the same time, the price and supply of natural gas has dropped significantly in the United States. These two factors together have caused the industry to reevaluate its strategies of how to generate electric power. The City of Ames, with its two coal-fired generating units, has carefully assessed its future role of supplying power for the City's electric ratepayers.

On November 12, 2013, the City Council voted to convert the City's Power Plant from coal to natural gas. Implementing this decision requires a significant amount of engineering, installation of equipment, and modification and construction in the Power Plant. **This specific phase of the project is for the procurement of equipment, including burners, igniters, scanners, thermal analysis and computer modeling.**

Bid documents were issued to thirteen firms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to one plan room. The engineer's cost estimate for the procurement of this equipment was \$4,500,000.

On October 7, 2014, three bids were received as shown on the attached report. Electric Services staff is pleased with the bids received, but feels additional time is needed to evaluate each bid in order to recommend an award that best meets the City's needs.

The approved FY 2014/15 Capital Improvements Plan for Electric Services includes \$36,880,000 for the Unit #7 and #8 Fuel Conversion. This amount includes \$2,000,000 for engineering and \$34,880,000 for equipment and installation.


ALTERNATIVES:

1. Accept the report of bids and delay award for the Natural Gas Conversion Equipment including burners, igniters, scanners, thermal analysis and computer modeling.
2. Award a contract to the apparent low bidder.
3. Reject all bids and direct staff to rebid.

MANAGER'S RECOMMENDED ACTION:

Conversion of Units 7 and 8 from coal to natural gas was previously approved by the City Council, and is needed in order for the Power Plant to remain in compliance with state and federal air quality regulations. To meet the project timetable, this conversion equipment must be ordered in advance of scheduling the construction and installation. **By choosing alternative No. 1, staff will have enough time to evaluate each bid and recommend an award that best meets the needs of the City.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

		2014-282 Natural Gas Conversion Equipment Including Burners, Igniters, Scanners, Thermal Analysis and Computer Modeling Bid Summary					
		BIDDER:		Riley Power Worcester, MA		Babcock & Wilcox Power Generation Group, Inc. Barberton, OH	
#	DESCRIPTION	UNIT #7	UNIT #8	UNIT #7	UNIT #8	UNIT #7	UNIT #8
1.0	TOTAL FIRM LUMP SUM PRICE for the Scope of Work	\$1,247,472.00	\$1,305,924.00	\$1,346,635.00	\$2,064,299.00	\$1,057,200.00	\$2,298,100.00
1.2	Base Scope: Natural Gas Conversion Equipment Costs						
A	Engineering, Design and Supply of New Low Nox NG Burner System						
i	Engineering, Design, and Supply for New Low Nox NG Burners	\$352,883.00	\$495,016.00	\$598,381.00	\$1,032,228.00	\$229,469.00	\$1,052,191.00
ii	Engineering, Design, and Supply for New NG Igniters	\$202,505.00	\$169,595.00	\$278,389.00	\$424,893.00	\$117,188.00	\$353,314.00
iii	Engineering, Design, and Supply of Flame Scanners, Associated Ductwork, Dampers, and Cooling Fans	\$68,759.00	\$36,666.00	\$56,040.00	\$133,966.00	\$21,503.00	\$53,781.00
iv	Engineering and Supply of Boiler Pressure Parts and/or modifications (if required)	n/a	n/a	n/a	n/a	n/a	n/a
v	Engineering and Supply of Boiler wall openings and related modifications	n/a	n/a	n/a	n/a	n/a	n/a
vi	Engineering and Supply of OFA ports and related modifications (if required)	\$2,050.00	\$1,936.00	n/a	n/a	n/a	n/a
vii	Engineering and Supply of new and/or modified coal burners and related modifications (if required)	n/a	n/a	n/a	n/a	n/a	n/a
viii	Engineering and Supply of new and/or modified RDF burner system and related modifications (if required)	n/a	n/a	n/a	n/a	n/a	n/a
ix	Engineering and Supply of Windbox Modifications	\$29,161.00	\$14,024.00	n/a	n/a	n/a	n/a
x	Engineering and Supply of Draft Systems Modifications	n/a	n/a	n/a	n/a	n/a	n/a
xi	Other, As Needed by Supplier	n/a	n/a	n/a	n/a	n/a	n/a
	New Natural Gas Conversion System Subtotal	\$655,359.00	\$717,238.00	\$932,810.00	\$1,591,087.00	n/a	n/a
B	Electrical System						
i	Engineering, design, and supply of new electrical cables, conduits, cable tray, breakers, starters, motors, switchgear, motor control centers, transformers, and all other components	\$4,957.00	\$4,089.00	n/a	n/a	n/a	n/a
C	Spare Parts	n/a	n/a	Later	Later	n/a	n/a
D	Balance of Plant Engineering and Design	n/a	n/a	n/a	n/a	n/a	n/a
F	Burner Management and Control System Descriptions and Logic	\$100,510.00	\$68,074.00	Included in "A.i"	Included in "A.i"	\$204,987.00	\$204,987.00
G	FAT, Design Review, Checkout, Startup and Tuning Support	\$19,318.00	\$16,244.00	See "N" below	See "N" below	Included w/F	Included w/F
H	Baseline Testing (if necessary)	\$23,078.00	\$19,599.00	\$4,584.00	\$4,698.00	n/a	n/a
I	Performance/Emissions Testing	\$46,157.00	\$39,021.00	\$40,038.00	\$41,034.00	n/a	n/a
J	Thermal Analysis	\$27,010.00	\$22,777.00	Included in "A.i"	Included in "A.i"	Included w/K	Included w/K
K	CFD Modeling	n/a	\$14,125.00	\$96,820.00	\$98,210.00	\$51,000.00	\$51,000.00
L	O&M Manuals	\$22,722.00	\$21,271.00	\$4,850.00	\$5,160.00	\$28,612.00	\$28,612.00
M	Training Services	\$33,978.00	\$33,225.00	\$31,047.00	\$31,629.00	\$41,200.00	\$42,970.00
N	Checkout, Startup and Tuning	\$134,334.00	\$132,420.00	\$105,641.00	\$99,212.00	\$171,000.00	\$176,000.00
O	Other; As Needed by Supplier	n/a	n/a	n/a	n/a	n/a	n/a
P		n/a	n/a	n/a	n/a	n/a	n/a
Q	Bonds, Insurance, Warranty, Risk Provisions	n/a	n/a	n/a	n/a	\$36,884.00	\$116,978.00
R		n/a	n/a	n/a	n/a	n/a	n/a
S		n/a	n/a	n/a	n/a	n/a	n/a
T		n/a	n/a	n/a	n/a	n/a	n/a
U	Freight	\$11,792.00	\$15,182.00	\$31,521.00	\$41,013.00	\$2,148.00	\$23,001.00
	Total: Base Scope Natural Gas Conversion Subtotal	\$1,079,216.00	\$1,103,266.00	\$314,501.00	\$320,956.00	n/a	n/a
1.3	Administration, Management, Scheduling, Meetings, and Other Similar Activities	\$168,256.00	\$202,658.00	Included	Included	\$153,209.00	\$195,266.00
1.4	TOTAL FIRM LUMP SUM BASE PRICE (sum of items 1.2 and 1.3) for the Work defined in Specification C-2400	\$1,247,472.00	\$1,305,924.00	\$1,247,311.00	\$1,912,043.00	\$1,057,200.00	\$2,298,100.00
2.0	PRICE ADDERS						
2.1	Design and Engineering Labor Rate, \$/hour	\$186.25	\$186.25			\$185.00	\$185.00
2.1	Performance Bond Costs			\$11,226.00	\$17,208.00		
2.2	Project Management					\$260.00	\$260.00
2.2	Option 1 Unit 7 Cooling Air Skid	\$79,563.00					
	Option 2 Unit 8 Cooling Air Skid		\$79,563.00				
	Option 3 Unit 7 Pressure Parts (Budgetary Estimate)	\$597,269.00					
	Option 4 Unit 8 Pressure Parts (Budgetary Estimate)		\$871,971.00				
	Option 5 Unit 7 Windbox CFD Modeling	\$31,842.00					
	Option 6 Unit 8 Windbox CFD Modeling		\$31,842.00				
	Option 7 Unit 8 Furnace CFD Modeling		\$37,619.00				
	Option 8 Unit 7 Coal Burner Gas Igniters, Scanners Furnace CFD Modeling	\$102,251.00					
	Option 9 Unit 8 Coal Burner Gas Igniters, Scanners Furnace CFD Modeling		\$75,104.00				
2.2	Other - Taxes			\$88,098.00	\$135,048.00		
	Price Adders Subtotal	\$810,925.00	\$1,096,100.00	\$99,324.00	\$152,256.00	\$445.00	\$445.00

COUNCIL ACTION FORM

SUBJECT: NON-ASBESTOS INSULATION AND RELATED SERVICES AND SUPPLY CONTRACT FOR POWER PLANT

BACKGROUND:

On August 26, 2014, City Council approved preliminary plans and specifications for a Non-Asbestos Insulation and Related Services and Supplies Contract. This contract involves the removal, repair, and reinstallation of non-asbestos insulation of all types at the City's Power Plant.

This contract is to provide non-asbestos insulation services for the period from the award date through June 30, 2015. This timing allows for this and future renewals to coincide with the City's fiscal year. The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms.

Bid documents were issued to nineteen potential bidders. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to one plan room. **The bid due date was September 25, 2014 and the City did not receive any bids.**

Staff contacted several of the bid plan holders to determine the reason no bids were received, and learned that it was due to bid due date inconsistencies in the bid document. Based on the discussions with the existing plan holders, staff is confident that the City will receive bids if these services are rebid with the correct bid due dates.

The approved FY2014/15 Power Plant operating budget includes \$90,000 for these services. Invoices will be based on contract rates for time and materials for services that are actually received.

ALTERNATIVES:

1. a. Accept the report of no bids.
b. Direct staff to rebid the project.
c. Approve the updated preliminary plans and specifications for reissuance of the Non-Asbestos Insulation and Related Services and Supplies Contract and set November 12, 2014, as the bid due date and November 25, 2014, as the date of hearing and award of contract.
2. Do not direct staff to rebid these services and procure them on an as needed basis.

MANAGER'S RECOMMENDED ACTION:

This contract is needed to carry out emergency and routine non-asbestos insulation services at the Power Plant. The contract will establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1 as stated above.

~~ITEM # 14
DATE: 09-23-14~~

COUNCIL ACTION FORM

SUBJECT: PUBLIC UTILITY EASEMENT VACATION – 2810, 2824 WAKEFIELD CIRCLE

BACKGROUND:

Staff was contacted by the property owner of 2810 and 2824 Wakefield Circle in the Ames Community Development Park about developing those two properties as a single development. The properties currently have a 10-foot public utility easement along the property line between them. The property owner requested that the easement be vacated to accommodate development as one parcel. The site will be brought before the City Council at a later date to combine the two lots into one.

Public Works staff contacted all registered right-of-way users to determine the extent of the utilities in the area and received responses back from all users stating there are no utilities within the easement.

The attached map provides more information on the affected area.

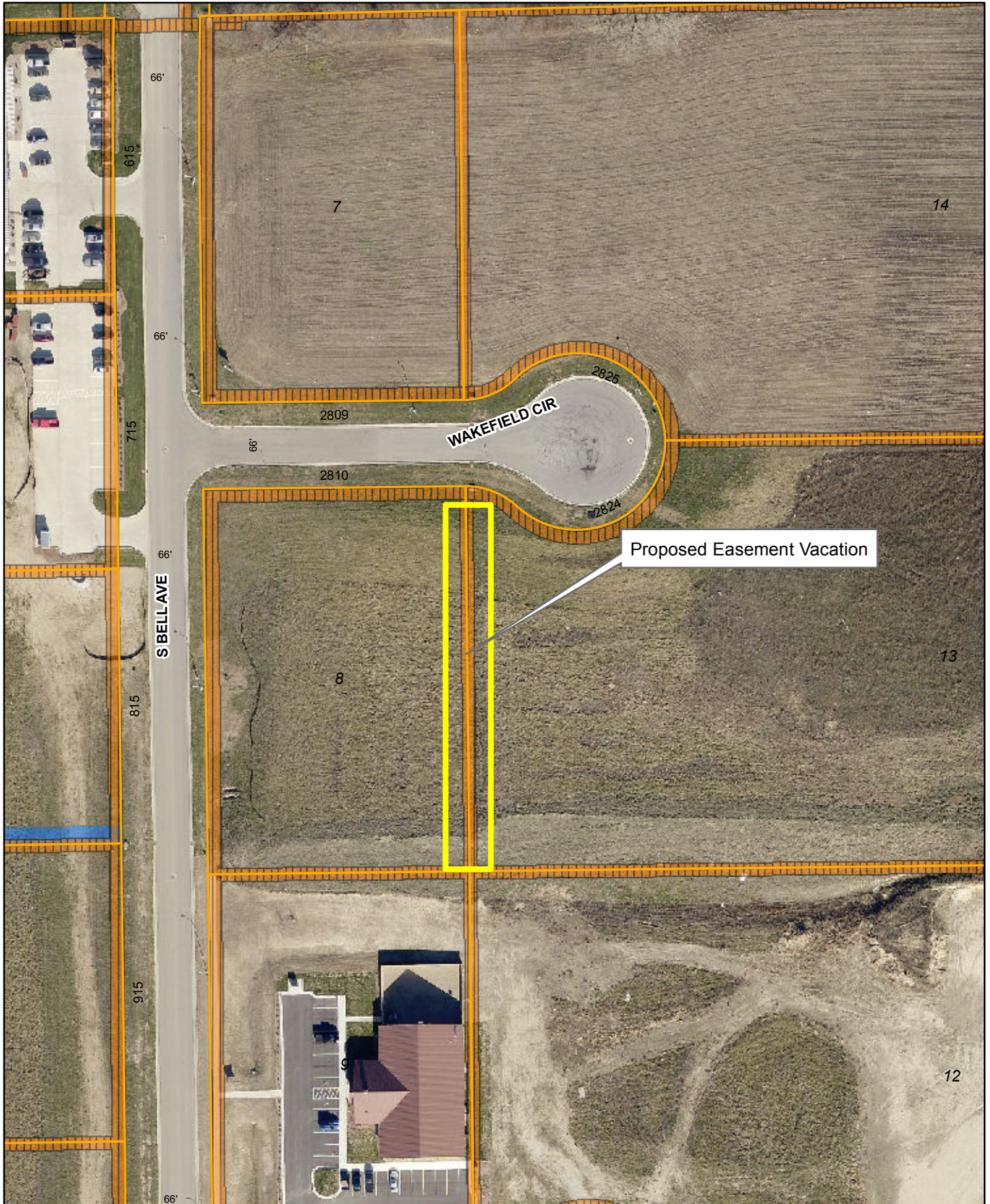
ALTERNATIVES:

1. Approve the proposal to vacate the existing easement shown in Attachment A between 2810 and 2824 Wakefield Circle, and set the date of public hearing for this vacation for October 14, 2014.
2. Direct staff or the property owner to pursue other options.

MANAGER'S RECOMMENDED ACTION:

There are no utilities in the existing easement, and vacation of the easement will allow the developer to develop the property as one lot.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the vacation of the existing public utility easement between 2810 and 2814 Wakefield Circle, and setting the date of public hearing for October 14, 2014.



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the User.



Proposed Public Utility Easement Vacation
 2810-2824 Wakefiled Circle



Scale: 1 in = 100 ft
 Date: 9/9/2014

COUNCIL ACTION FORM

**SUBJECT: MAJOR SITE DEVELOPMENT PLAN FOR LOTS 6, 7 AND 8
RINGGENBERG PARK SUBDIVISION 4TH ADDITION**

BACKGROUND:

On November 26, 2013 the City Council approved a Master Plan for a property located at the southwest corner of Cedar Lane and Oakwood Road (See Location Map and Approved Master Plan Attached), which is zoned Floating Suburban Residential Medium Density (FS-RM). The Master Plan includes 96 multi-family dwelling units in eight buildings, an Independent Senior Living Facility with 50 units and three lots for single family detached residences. The overall density of the site is 11.5 dwelling units per acre. On that same date, the City Council also approved a Major Site Development Plan for five of the eight apartment buildings. These five buildings are located in the west portion of the Master Plan area. On January 8, 2014 the Zoning Board of Adjustment approved a Special Use Permit and site plan for the Independent Senior Living Facility. These previously approved buildings are currently under construction.

At this time a Major Site Development Plan has been submitted for approval of the remaining three apartment buildings in the central portion of the site. (See Sheet 5 of Major Site Development Plan Attached) This will be the final site plan approval for development of the approved Master Plan. The site plan and elevations are attached to this report. A Major Site Development Plan must be consistent with the approved Master Plan concept as well as the specific criteria for a site development plan. The addendum addresses each specific site plan criterion.

The arrangement of the buildings on the site is as shown on the approved Master Plan. Each of the three proposed buildings is oriented with its long axis north-south and with the shorter façade facing Suncrest Drive. The apartment buildings are two-stories in height and limited to 12-units per building. The access drive, parking lots and attached garages are on the north side of the building in the interior of the complex. A sidewalk is provided along the north side of Suncrest Drive and walks connect it to building entrances. The proposed project is consistent in layout and intensity of use described on the Master Plan.

The Major Site Development Plan includes the landscape buffers that the Master Plan requires: groves of Aspen trees in the front yards and overstory deciduous street trees along Suncrest Drive in a variety of species. Trees are also provided between the buildings, as well as native prairie grasses and forbs in two storm water drainage ways and detention areas. Some of the storm water runoff collected in these detention areas is routed into the existing ponds in the south portion of the Ringgenberg Park subdivision. The rest is routed to the new detention area at the northeast corner of this development, near the intersection of Cedar Lane and Oakwood Road. These stormwater features are consistent with the overall storm water management system

approved for the entire north area of Ringgenberg Park Subdivision. This storm water management system provides capacity above city requirements, thereby reducing peak runoff rates below the pre-development condition.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At its meeting of October 1, 2014 the Planning and Zoning Commission discussed the appearance of the buildings and also stated that the site plan appeared to be similar to the previously approved plan. By a vote of 5-0 the Planning and Zoning Commission recommended that the City Council approve the Major Site Development Plan for three apartment buildings on Lots 6, 7, and 8 of the Ringgenberg Park Subdivision, 4th Addition.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for three apartment buildings on Lots 6, 7 and 8 of the Ringgenberg Park Subdivision 4th Addition.
2. The City Council can deny the Major Site Development Plan for three apartment buildings on Lots 6, 7 and 8 of the Ringgenberg Park Subdivision 4th Addition if it finds that the Plan does not meet the criteria for approval in the city's zoning ordinance.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has analyzed the Major Site Development Plan, reviewed the supporting material and conducted an on-site inspection of existing conditions. Based upon the facts and analysis within this report, staff concludes that the proposed apartment buildings and site are consistent with the approved Master Plan and meet the City's criteria and standards for approval of a Major Site Development Plan.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Major Site Development Plan for three apartment buildings on Lots 6, 7 and 8 of the Ringgenberg Park Subdivision 4th Addition.

ADDENDUM

The use of the proposed buildings is consistent with the **permitted uses** listed in the use table in the Zoning Ordinance (AMC Table 29.1202(4)-2). This use table requires City Council approval of a Major Site Development Plan for apartments in the FS-RM zoning districts. The Major Site Development Plan is attached.

The proposed buildings comply with the **setbacks and heights** in the Master Plan, which are in some cases more restrictive than those listed in the development standards table in the Zoning Ordinance (AMC Table 29.1202(5)-2).

FS-RM Zoning also establishes minimum development standards for **open space, residential net density, and landscape buffers** (AMC Table 29.1202(6)). The Master Plan establishes required common open space that is to be owned by the property owner and designated for active or passive recreation, as required by the Zoning Ordinance. Residential net density in this project is calculated after deducting the common open space from the total site area. It is also established by the Master Plan. The proposed Major Site Development Plan complies with the Master Plan for the portion of the site being developed. The Master Plan also establishes the required landscape buffers, requiring a higher standard than in Table 29.1202(6). The Major Site Development Plan provides detailed planting plans that meet the Master Plan requirements. The main body of this report addresses landscaping in more detail.

Parking is provided in conformance with the parking standards in the Zoning Ordinance (AMC Table 29.406(2)). These standards are based on the number of bedrooms in each apartment. The standard requires a total of 78 parking spaces; 87 spaces are provided, including 46 in garages and six accessible spaces.

Additional criteria and standards for review of all Major Site Development Plans are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements.

When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

- 1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

Storm water management has been an important element of the Master Plan review. The Master Plan requires storm water discharge after development to be directed primarily to two storm water detention areas at the north east and northwest portions of the site. The grading plans and storm sewer plans of the Major Site Development Plan are consistent with these requirements of the Master

Plan. A detailed storm water management plan for the entire north portion of Ringgenberg Park Subdivision was part of the approved Preliminary Plat. It demonstrates that the storm water discharge rates after development will be substantially less than those required by City standards and to a large extent preserve capacity of the City storm sewer system to meet the needs of major storm events.

- 2. The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

Existing water, sanitary sewer, electrical lines and other utility lines on the site perimeter are adequate to serve the proposed development. Water and sewer mains to serve the buildings are being extended through the center of the site with the access drive, with extensions to the north and south between buildings. All of these water and sewer lines will be in easements to the City and will be installed in accordance with the approved preliminary plat and infrastructure plans submitted to and approved by the City. The private service lines proposed to serve the buildings have been sized for the intended demand for these services. The electric and other utility lines are not provided by the City.

- 3. The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

Building placement is consistent with the approved Master Plan. The City Fire Inspector has reviewed and approved the proposed Major Site Development Plan for compliance with the City's Fire Code. Adequate provisions have been made by the owner to meet the minimum requirements.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

The proposed development is not located in a floodplain nor on or near steep slopes. The measures taken to manage storm water to prevent impact on adjoining and surrounding property are described above under item #1. There is no indication that this development presents any endangerment to adjoining and surrounding property.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

There is 30 feet of topographic relief across this entire Fourth Addition site, with the highest area being on the western portion and the lowest area being in the northeast corner. A storm water detention area is to be located in this low corner. In the western portion of the site, the low area is along the north boundary, where another storm water detention area is to be located. Although significant grading is

needed to create building pads and parking areas, the existing topography provides the basis for drainage ways and the center access drive. The location of all of these features is consistent with the approved Master Plan

- 6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.***

Access to the site at two locations, from Cedar Lane and Oakwood Road, and the internal circulation is consistent with the approved Master Plan. That Plan was found to provide safe, convenient and effective vehicular and pedestrian circulation.

- 7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.***

All of these areas are in the site interior and therefore will be screened from adjoining properties and streets by buildings.

- 8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.***

In accordance with the approved Master Plan, access is limited to two locations, as described above under #6.

- 9. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.***

The access drive and all parking areas are located in the interior of the site and buildings will contain lighting within the site. All exterior lighting will meet the City outdoor lighting code which prevents excessive glare and light trespass.

- 10. The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.***

Similar uses at other locations in the project and the community have not resulted in these impacts.

- 11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.***

All of these factors were important in the review and approval of the Master Plan,

which imposes standards for site coverage, building scale, setbacks, and open spaces that are more restrictive than the usual requirements of the Ames *Municipal Code*. The proposed Major Site Development Plan meets the requirement of the approved Master Plan.

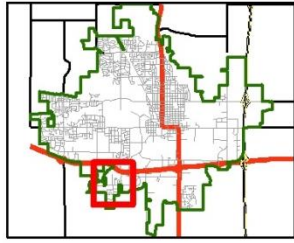
The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with the other requirements of the Ames *Municipal Code*.



Location Map
Lots 6, 7 & 8
Ringgenberg Park SD 4th Add.



 AMES INCORPORATED LIMITS



Proposed Major Site Development Plan

Sheet C5.0 – Other Sheets available on request



DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER

Prepared by: Jessica D. Spoden, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; 515-239-5146
Return to: Ames City Clerk, Ames City Hall, 515 Clark Ave., P.O. Box 511, Ames, IA 50010

**ZONING AGREEMENT FOR ADOPTION OF
THE MASTER PLAN FOR
QUARRY ESTATES SUBDIVISION
907 W. 190TH STREET**

THIS AGREEMENT, made and entered into this ____ day of _____, 2014, by and between the City of Ames, Iowa (hereinafter called “City”) and The Quarry Estates, L.L.C. (hereinafter called “Developer”), its successors and assigns, both collectively being referred to as the “Parties,”

WITNESSETH THAT:

WHEREAS, the Parties hereto desire the improvement and development of an area which has been recently annexed into the City, known as Quarry Estates (hereinafter referred to as the “Site”); and

WHEREAS, the Parties entered into an Agreement Pertaining to Voluntary Annexation of the Site, pursuant to which the Developer agreed to seek rezoning of the Site; and

WHEREAS, the Site is designated on the Land Use Policy Plan as Village/Suburban Residential with certain portions therein also designated as Watershed Protection area; and the Developer is seeking rezoning of the Site from A - Agriculture zoning to FS-RL – Suburban Low Density Residential and FS-RM – Suburban Medium Density Residential consistent with the LUPP designations and in conformance with the Agreement Pertaining to Voluntary Annexation; and

WHEREAS, the City Council resolved that a Master Plan accompany this rezoning, pursuant to Ames Municipal Code section 29.1507(3), and the Developer has submitted a Master Plan in conformance with the requirements set forth in Ames Municipal Code section 29.1507(4); and

WHEREAS, Ames Municipal Code section 29.1507(5) requires approval of a zoning agreement when a Master Plan is required and that all development of the Site comply with the Master Plan.

NOW, THEREFORE, the Parties hereto have agreed and do agree as follows:

**I.
QUARRY ESTATES MASTER PLAN ADOPTED**

The Master Plan set forth at Attachment A and incorporated by reference in this agreement shall be the Master Plan for the Quarry Estates Subdivision.

**II.
MASTER PLAN CONDITIONS**

The Parties agree to the following additional items which could not be graphically represented on the master plan:

- A. The Site shall include a central transportation corridor on an east-west alignment through the Site to provide facilities for motor vehicles, pedestrians, and bicycles.
- B. The Developer is responsible for frontage and intersection access improvements at the time of subdivision.
- C. The Master Plan shall include a single pedestrian access from the Site into Ada Hayden Heritage Park at the location shown on the plan, indicated as “Connection to Trail”.
- D. The Site shall include a minimum thirty (30) foot wide buffer of undevelopable open space to be located between the developed lots of Quarry Estates and Ada Hayden Heritage Park, as shown on the Master Plan as “Conservation Area/Open Space”.

**III.
NON-INCLUSION OF OTHER OBLIGATIONS**

The Parties acknowledge and agree that this Agreement is being executed to fulfill a specific requirement of section 29.1507(5) of the Ames Municipal Code. It is also understood that this Agreement supplements but does not replace or supersede any agreements made with the City or third parties as necessary to complete annexation.

The Parties understand that the Master Plan adopts a general conceptual plan for development, without review or approval of specific subdivision plats or site plans for development of the Site. The Parties therefore acknowledge that the Master Plan adoption does not anticipate or incorporate all the additional approvals or requirements that may be required to properly and completely develop the Site and does not relieve the developer of compliance with

other provisions of the Ames Municipal Code, the Iowa Code, SUDAS, or other federal, state or local laws or regulations.

**IV.
MODIFICATION OF AGREEMENT**

Any modifications or changes to the Master Plan shall be undertaken in accordance with the process provided for in Ames Municipal Code section 29.1507(5).

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective as of the date first above written.

CITY OF AMES, IOWA

STATE OF IOWA, COUNTY OF STORY, ss:

By _____
Ann H. Campbell, Mayor

On this ____ day of _____, 2014, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council on the ____ day of _____, 2014, and that Ann H. Campbell and Diane R. Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Attest _____
Diane R. Voss, City Clerk

Notary Public in and for the State of Iowa

QUARRY ESTATES, LLC

STATE OF IOWA, COUNTY OF STORY, ss:

By _____
Reiny Friedrich, Manager

This instrument was acknowledged before me on _____, 2014, by Reiny Friedrich as Manager of The Quarry Estates, L.L.C.

Notary Public in and for the State of Iowa

ITEM # 16
 DATE: 09-09-14

COUNCIL ACTION FORM

REQUEST: PROPOSED QUARRY ESTATES SUBDIVISION AT 907 W. 190TH STREET – REZONE FROM A (AGRICULTURE) TO FS-RL (SUBURBAN RESIDENTIAL LOW DENSITY) AND FS-RM (SUBURBAN RESIDENTIAL MEDIUM DENSITY) WITH A MASTER PLAN

BACKGROUND:

Quarry Estates LLC owns a 79-acre parcel (plus 6.5 acres of county road right-of-way) north of Ada Hayden Heritage Park immediately south of 190th Street. (See Attachment A, Location Map.) The owner proposes the development of a residential subdivision to be known as Quarry Estates, and is requesting a rezoning of 68.8 acres from Agriculture to Suburban Residential Low Density (FS-RL) and of 10.1 acres from Agriculture to Suburban Residential Medium Density (FS-RM). (See Attachment D, Proposed Zoning and Attachment H, Rezoning Plat). Total development is estimated between 225 and 365 dwelling units.

This land was annexed into the City on December 30, 2013. Before annexation, the Ames Urban Fringe Plan designated this property for Urban Residential land use and Watershed Protection Area, since it is within the watershed of Ada Hayden Lake. Upon annexation, the property was designated as Village/Suburban Residential on the Land Use Policy Plan map. (See Attachment B, Land Use Designations.) The proposed FS-RL and FS-RM zoning districts are consistent with these land use designations. Support materials provided by the applicant (Attachment G) describe how the proposed rezoning and implementation of the proposed development is consistent with all ten goals of the Land Use Policy Plan. **Ultimately, development of the site will require approval of a Conservation Subdivision and a Site Development Plan(s) subsequent to approval of the rezoning request.**

On March 4, 2014, the City Council determined that a Master Plan would be required for rezoning this property. A Master Plan provides a broad view of the development concept by describing the intended uses, building types, access points, and protected areas. The submitted Master Plan (Attachment E) proposes residential development on 59 acres of the property, and common open space and 20 acres of conservation areas. Project details of the Master Plan include the following:

1. FS-RM in the northwest 8.2 net acre portion of the site, adjacent to Grant Avenue and 190th Street. The applicant proposes a potential mix of apartments, independent senior living, and single-family attached housing. Total development will meet minimum density requirements of 10 units per net acre. This is estimated at a minimum of 82 units, but no maximum number of units is expressed at this time. Maximum Density could permit approximately 180 dwelling units.
2. FS-RL in the northeast 4.5 net acre portion of the site for development of 20 to 40

single-family attached dwelling units.

3. FS-RL for approximately 33.8 net acres of the site for development of 125 to 145 single-family detached dwelling units. The combined FS-RL development will achieve the minimum net density of 3.75 units per acre.
4. A central transportation corridor on an east-west alignment through the site, which will provide facilities for motor vehicles, pedestrians and bicycles.
5. Three access points with existing streets, including one access on the west on Grant Avenue, which will be a collector street.
6. A single pedestrian access from Quarry Estates into Ada Hayden Heritage Park near the middle of the site at the west end of the shared property boundary, just west of the upland pond within the park in this area. This will provide a connection to the existing "Upland Trail" within the park.
7. Conservation areas along the south and west perimeter of the site. This includes a minimum 30-foot wide buffer of undevelopable open space between the developed lots of Quarry Estates and Ada Hayden Heritage Park to be planted with native grasses and forbs during the first phase of the development. The shared property boundary itself will be identified with permanent markers designed by the City.

The attached addendum includes a full description of the Master Plan and analysis of the rezoning proposal.

Development of this site is likely to be the first project to request approval under the Conservation Subdivision standards of the *Municipal Code*. These Conservation Subdivision standards were designed to protect the quality of water in Ada Hayden Lake, protect existing surface drainage systems, promote interconnected greenways, provide commonly-owned open space and conservation areas, and protect such areas in perpetuity. The proposed Master Plan shows 25% of the property as interconnected conservation areas and open space distributed throughout the development and abutting the residential areas. These open spaces will serve as a buffer between proposed residences and existing residences on the east and south of the property.

Because no significant native plant communities exist on the site, this conservation area will be "naturalized" by establishing new native plant communities. Conservation easements will be established for all conservation areas, and will be maintained according to a conservation area management plan that is required during the subdivision process.

Prior to annexation, agreements were approved between the City and the owners of this property and of other land parcels between Ada Hayden Heritage Park and the railroad right-of-way and south of 190th Street, which established the timing and responsibility for extension of the urban infrastructure necessary to provide city services to this area. This was to be accomplished through an assessment district for the improvement of Grant

Avenue and through connection districts for extension of sanitary sewer and water mains. These sewer and water main extensions are currently under construction, and bids will be taken on street construction in the near future. Utilities will be available to serve development starting by summer of 2015. Grant Road construction is expected to be completed in the fall of 2015.

Staff concludes that the Master Plan identifies developable and undeveloped areas, range of uses and residential unit types consistent with the proposed FS-RL and FS-RM zoning district. Based upon the above information, the Master Plan, the Addendum, information provided by the applicant, and the other attachments, staff further concludes that the infrastructure under construction will be adequate to serve the project, as well as that the proposed rezoning of the subject property is consistent with the Goals and Objectives and Future Land Use Map of the City's Land Use Policy Plan, as long as the following conditions are met:

- a. Central transportation corridor on an east-west alignment through the site provides facilities for motor vehicles, pedestrians and bicycles
- b. Developer is responsible for frontage and intersection access improvements at time of subdivision
- c. A single pedestrian access be provided from Quarry Estates into Ada Hayden Heritage Park at the location shown on the Master Plan
- d. A 30-ft wide buffer of undevelopable open space be established between the developed lots of Quarry Estates and Ada Hayden Heritage Park as described above

Planning and Zoning Commission Recommendation. At its public hearing on August 20, 2014, the Planning and Zoning Commission heard input from three neighboring residents. They had questions related to why the single-family attached housing is planned to be located at the east end of the project in the portion of the project next to their subdivision and about the number, height, appearance and occupancy of these residences. They also asked about fencing along the existing park boundary, and whether neighboring homes will be required to connect to the City's sanitary sewer. Some of these questions were answered at the meeting; and it was stated that others will be answered at the time of the Preliminary Plat hearing. One neighbor pointed out that a high number of noisy trucks on 190th Street daily may disturb the residents of the senior housing facility.

The Commission asked about trail connections and whether viewsheds had been analyzed. Staff identified that no perimeter fencing was requested along the Ada Hayden boundary. Instead, an open planted buffer area with decorative boundary markers was preferred. It was stated that viewsheds had not been analyzed since the Zoning Code allows up to three-story structures. The Commission noted that the project attempts to protect Ada Hayden Park, while also providing housing choices and access to the park. The Planning and Zoning Commission ultimately recommended approval (4-0) of the proposed rezoning from A to FS-RL and FS-RM with the proposed Master Plan with the conditions recommended by staff.

It should be noted that staff has not yet finished preparing the Zoning Agreement document. To expedite the various steps needed to develop this property, the City Council could approve the rezoning on first reading prior to having the signed Zoning Agreements finalized with the applicant. The signed Zoning Agreement would then be brought back for Council approval no later than the 3rd reading of the rezoning ordinance.

ALTERNATIVES:

1. The City Council can approve on first reading the rezoning of the Quarry Estates land from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with the attached Master Plan, with the following conditions as recommended by the Planning and Zoning Commission:
 - a. Central transportation corridor on an east-west alignment through the site provides facilities for motor vehicles, pedestrians and bicycles
 - b. Developer is responsible for frontage and intersection access improvements at time of subdivision
 - c. A single pedestrian access be provided from Quarry Estates into Ada Hayden Heritage Park at the location shown on the Master Plan
 - d. A 30-ft wide buffer of undevelopable open space be established between the developed lots of Quarry Estates and Ada Hayden Heritage Park as described above
2. The City Council can approve on first reading the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with different conditions.
3. The City Council can deny the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with the attached Master Plan if the Council finds that the City's regulations and policies are not met.
4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information. **If the Council desires that the Zoning Agreement be finalized before the first reading, approval of the first reading should be delayed until the signed Zoning Agreement has been returned to the City.**

CITY MANAGER'S RECOMMENDED ACTION:

As noted in the attached addendum, the proposed rezoning is consistent with the Land Use Policy Plan goals, objectives and policies and land use designations. Adequate infrastructure will have been provided at the time of development. The Master Plan provides for developed areas, conservation areas and open space, housing types and

densities that are consistent with the proposed FS-RL and FS-RM zoning district standards and generally consistent with the intent of subsequent Conservation Subdivision standards. The Master Plan also provides adequately for major transportation connections and circulation and for interface with Ada Hayden Heritage Park that are in the best interests of the community, under the proposed conditions.

Even though staff has not yet completed preparation of the Zoning Agreement, it is possible for that document to be completed and signed prior to passage of the rezoning ordinance on its third reading. In accordance with Council's previous direction to demonstrate a "can do" approach, it is the recommendation of the City Manager that the City Council accept Alternative #1 as stated above. However, should Council feel that the agreement should be completed and signed first, then Alternative #4 should be accepted.

It should be noted the Zoning Agreement will include the graphic representation of the Master Plan that was approved as well as the four conditions listed above in the staff recommendation. This agreement binds the owners of the property within the area of the rezoning to develop in compliance to the Master Plan.